

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	21 Mapledale Avenue	Date:	January 26 th , 2016
Perm. Parcel No:	812-27-022	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Gino Villaneuva	Maximum Occupancy:	5 persons
Agent:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):

- 1) Install smoke detectors in each bedroom.

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially construction debris and pallets in rear yard.
- 2) All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
- 3) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
- 4) Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
- 5) Tuck-point or completely reconstruct the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.

EXTERIOR ITEMS:

- 1) Rear deck constructed per “Victor”, does not have the required plan approval, permit or inspections. Therefore plans shall be submitted for approval, a permit shall be obtained by a City of Bedford registered contractor and inspections shall occur to obtain final approval.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

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EXTERIOR ITEMS (Cont):

- 2) Replace all missing or damaged screens.
- 3) All doors must open and close properly. Repair or replace the side storm door accordingly.
- 4) All stairs/steps must be sound, free of cracked or loose sections and equipped with handrails.

GENERAL ELECTRICAL ITEMS:

- 1) The panel must be grounded to the street side of water meter with #4 solid copper wire.
- 2) 60 Amp services drops/meter sockets are not approved for a 100-Amp disconnect and associated panel. Provide a 100 Amp exterior service and meter for the existing interior 100 Amp disconnect and associated panel including grounding. Electrical system to be complete, operational and safe. City of Bedford registered electrical contractor to obtain permit, do work, and schedule all inspections and final approvals to correct all electrical items.
- 3) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 4) All lights, outlets and switches must be complete operate properly.
- 5) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.
- 6) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).

GENERAL PLUMBING ITEMS:

- 1) Hot water tanks must be equipped with T & P relief valve with $\frac{3}{4}$ " copper or galvanized discharge piping terminating 2" – 6" from floor. Remove the piping connected to the discharge line.
- 2) Repair/replace DWV soil stack tie in wye and ABS connection to cast iron wye, using properly transition fitting. City of Bedford registered plumbing contractor to obtain permit, do work, and schedule all inspections and final approvals to correct all plumbing.
- 3) Replace the gas valve at the dryer with a listed $\frac{1}{4}$ -turn gas shut-off valve.
- 4) Properly support gas line to dryer in both horizontal and vertical direction.
- 5) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

GENERAL HVAC ITEMS:

- 1) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.

KITCHEN ITEMS:

- 1) Install a listed $\frac{1}{4}$ turn gas valve on the stove supply line.
- 2) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS: Half bathroom

- 1) Flooring must be smooth and water-tight. Repair missing floor at toilet.
- 2) Caulk base of toilet leaving $\frac{1}{2}$ " in rear without caulk and install toilet bolt caps.

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BATH ITEMS: Full Bathroom

- 1) Showers and tubs must have water repellant walls. Remove old and soiled caulking and replace with new.
- 2) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 3) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt cap covers.

INTERIOR ITEMS:

- 1) Install a handrail at the second floor stairs full length of long run.

NOTE: This property has no garage or sheds.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.**

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)